

SELECTIONS FOR SALE OR RENT.

SELECT APARTMENTS.

PARK PLACE AND NOSTRAND AV.
At an Expenditure of \$240,000.
Now Open and Ready for Occupancy
Brooklyn's finest and newest house-keeping apartments, in exclusive St. Marks Section, where elitedom reigns.

Eight all light and large airy rooms; hardwood trim, tiled bathroom, extra servants' bath and toilet, butler's pantry, abundance of closet room, steam heat, hot and cold water, a gas and coal range, clothes dryer in basement and open-air dryer, gas and electric lights, exquisite decorations, hardwood floors in parlor, music-room, library and diningroom. Rents, \$720 to \$900 a year. These are absolutely the finest apartments ever built. Inquire on premises.

OTTO SINGER, Builder.

BROOKLYN REAL ESTATE BOOM

THE BIGGEST IN THE HISTORY OF THE BOROUGH OF HOMES.

Of \$42,000,000 invested in New Buildings Last Year \$30,700,000 Went into Inexpensive Dwellings, Costing From \$2,500 to \$20,000—Flats Are Scarce.

A line drawn across Brooklyn from east to west through Prospect Park would divide the borough into two approximately equal parts. The southerly half is made up of the Twenty-sixth, Twenty-ninth, Thirtieth, Thirty-first and Thirty-second wards, comprising the old towns of New Lots, Flatbush, New Utrecht, Gravesend and Flatlands. The most distant point in the region is only about nine miles from the Manhattan city hall. In the district lie Coney Island, Brighton Beach, Manhattan Beach and other seaside resorts.

The region is fitted by its location, by its natural attractions and by its public improvements to be a populous, high grade residence district. It touches both the city's principal business centers and its principal summer recreation grounds. It has a splendid system of parks and drives, including the noted Ocean Parkway, and has its full share of all the conveniences demanded in a modern city of the first rank.

Nevertheless, it is comparatively sparsely populated, and the cost of living there is probably lower than in any other region of equal accessibility in the city. It seems to have been preserved by chance to furnish an outlet for the great middle class population in a critical transition period. Manhattan and The Bronx have reached the point of development where practically all of the available space in those boroughs is needed for the great horde of incoming tenement dwellers and for the expansion of commerce and industry which is each year giving employment to an army of wage earners equal to the entire population of Albany.

To understand how South Brooklyn has come to retain its suburban character so long—why it is now in a position to attract the city's overflow of middle class population because of the inexpensive houses and low rents—it is necessary to recall the condition it was in when the greater city was consolidated.

The popularity of the trolley, introduced into Brooklyn half a dozen years before the charter of consolidation went into effect, caused electric lines to be installed in the main thoroughfares leading to the beach resorts. By the time of consolidation the southerly half of Brooklyn was for the most part in an anomalous position. Great truck farms abounded on streets containing city transit facilities and lighted by electricity.

The new charter placed the outlying wards of Brooklyn on the same footing with other localities with regard to taxation. Truck gardening became unprofitable, and land failed to pay carrying expenses. The change from rural to urban taxes acted as a pressure upon the original owners to realize present instead of prospective profits, while the condition of transportation facilities appealed to speculative operators. Consequently farms were sold at prices which real estate speculators all over the country considered low. Capitalists from Boston, Baltimore, Philadelphia, Buffalo, Rochester, Syracuse and elsewhere joining in the buying movement inaugurated by local operators.

A few months after the new city charter went into effect the Brooklyn trolley lines were allowed to cross the Bridge and passengers could ride from almost anywhere south of Prospect Park to the Manhattan City Hall without change of cars, and the fare was reduced from 10 cents to five. In other words, the southerly half of Brooklyn was for the first time made available for city homes.

The progress of the district in the half a dozen years since then has been very rapid. It has, however, been along lines which have tended to prevent a too rapid rise of land values. The territory was big enough to allow free play to the principle of competition. Besides the individual builders, many large corporations and syndicates have been active in developing important holdings of land for settlement and in building houses for sale.

The work of putting in street improvements, of laying out building sites, and of constructing homes has been done generally on a large scale, resulting in substantial economies in respect of cost, and the competition for buyers has been sufficiently keen to keep down prices to a low level as compared with other parts of the city, like Harlem and The Bronx, where different methods of operating in realty have been employed. At present there are about thirty distinct tracts in the southerly part of Brooklyn that are being built up by corporations and syndicates, while individual builders are at work throughout the entire region.

Some idea of the growth of Brooklyn since consolidation may be attained from the figures, and the number of new houses erected annually since 1895:

Year	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909	1910
1895	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
1896	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
1897	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
1898	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
1899	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
1900	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
1901	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
1902	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
1903	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
1904	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
1905	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
1906	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
1907	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
1908	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
1909	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
1910	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500

Last year was the biggest building year in the history of the borough. Upward of \$42,000,000 was invested in new constructions. This record will, apparently, be broken during the current twelvemonth, as building plans have been filed since Jan. 1 calling for an outlay of \$45,000,000, as against \$3,900,000 in the corresponding months of last year. Of the \$42,000,000 expended last year, \$30,700,000 went into new dwelling houses.

A house characteristic of that part of South Brooklyn which lies within the fire limit is the two family brick or brownstone dwelling with high stoop. Houses of this kind range in price from \$4,500 to \$7,500, and sell as fast as they can be produced. There are usually five rooms and a bath.

Semi-Detached Houses
BUILT BY FANCY BRICK, LIMESTONE TRIM.

Midwood St.
between Flatbush and Bedford ays. FROM MANHATTAN.

Take Brighton Div. of Kings County "L" to Prospect Park station or Flatbush av. trolley to Midwood st.

BUILT BY THE F. B. Norris Bldg. Co.
Builder's Representative Always at Houses.
Company's office, 13 Midwood st., or R. E. Office, Flatbush av., cor. Lincoln rd.

ROBERT A. WRIGHT,
Tel. Bedford 46. 254 Tompkins Av.

\$11,500 Hancock st.; modern house; hardwood trim; tiled bath; etc.; rent \$12.00; must sell; no offer submitted.

\$10,000 Greene av., between Summer and Lewis; 3 story and base, stone, modern house, your opportunity.

\$5,000 Lafayette av.; 2 story and base, frame, 12 rooms and bath.

\$6,200 Quincy st., near Tompkins; 2 story and base, stone, 20x100; furnace; A1 house.

\$5,700 Hart st.; 3 story and base, stone, between Tompkins and Throop.

\$7,000 Madison st.; 2 1/2 story and base, stone, between Tompkins and Throop.

READY FOR IMMEDIATE POSSESSION VERY EASY TERMS.

255 Decatur st. 10,000. Handsome 3 story and basement brownstone residence; surrounded by \$10,000 mansions; no choice block in the Stuyvesant District.

448 Mason st. 8,000. Brownstone; 3 sty, rear, 2 1/2 front; location; artistic arrangement; inside and outside make this a desirable and cheap property.

2409 Avenue G 8,900. 50x100 house modern in every detail; an unusual opportunity to purchase advantageously.

754 A Halsey st. 8,500. Brick, 2 story and basement; well built; a very accessible location; value values are increasing rapidly.

51 Williams av. 8,400. On the line of Atlantic av. improvement; 3 story and basement well built; 20 foot front.

Also two frame houses \$3,500 each.

FRED. M. SMITH,
"Temple Bar," 44 Court St. Telephone 305 Main.

N. W. Corner Broadway and Hancock St.
One of the best corner properties in Brooklyn

4-Story Double Brick Flat & Store.

E. J. McCormack
44 COURT ST., Brooklyn.

ONLY \$3,300—Two story brick; eight rooms. \$3,500—2 1/2 story brick; eight rooms. \$4,250—3 FAMILY BRICK flat; 20th ward; mortgage \$5,000.

HAILEY ST. 11—11 rooms, 2-family; improvements; brick; \$3,200.

26TH WARD—Two 2-story frame store properties; plot 40x100; all improvements; price \$2,000 for both.

DECATUR ST. 9—9 room stone dwelling; snap; \$2,500.

N. H. BROADWAY—8 family brick flat, all improvements; \$6,500.

KETCHAM BROS.
129 Ralph Avenue, Brooklyn.

For Complete List of
FLATS TO LET

From \$15.00 to \$75.00. Apply to
FRANK H. TYLER,
1153 FULTON ST.

DESIRABLE BUILDINGS. VACANT PLOTS.

Fulton av. Vermont av.
Manhattan av. South 5th st.
Brooklyn av. Bedford av.
Atlantic av. Havemeyer av.
South av. Havemeyer pl.
Washington st. Havemeyer pl.
Johnston st. Nevins st.
Schermerschen st.

UNITED OWNERS REALTY CO.,
149 BROADWAY, NEW YORK.

MONEY TO LOAN
4% and 4 1/2%

on Real Estate 1st and 2d Mortgages.
2d Mortgages, Home Loans and Solds.

E. J. McCormack 44 Court St., Brooklyn.
Telephone 609 Main.

COLD WATER.
Rents actual \$1,040: one 3 story double, one 2 story single 2 1/2 story and basement frame house, on lot 50x100; always rented; mortgage \$10,800; opportunity to secure one of the best investments in this borough; want offer.

BOERUM & HENRY,
409 SUMNER AV., COR. HAILEY ST.
727 NOSTRAND AV., COR. STERLING PL.

FLATBUSH BUILDING LOTS
Fine block of lots on Lenox road, suitable for two family houses; prices and terms right.

WALTER H. WINTER & CO.,
44 Court St., Brooklyn.
Telephone 2871 Main.

CHOICE FLATBUSH LOTS \$225
upward, closing estate, slaughtering prices; near Prospect Park; 4 car lines; unheard of prices; near all conveniences; small investment; immediate sale desired. Call EDWARDS, 58 Flatbush av. Open Sundays.

FIGURE THIS OUT.
Four story double brick flat; all rented; price \$5,750; rents \$1,040; also other good investment; property well located.

RENTAL COMPANY, 16 COURT ST.

\$7,300. Bathbridge st., near Stuyvesant av. 2 story and basement brick, 9 rooms and bath, open plumbing, new decorations; has back. SUMNER REALTY CO., 473 SUMNER AV., 117 KINGSTON AV.

FT. HAMILTON AV., and 84th st., corner plot 100x200; 1 1/2 lots; price \$600; 4 lot. BOND, GOULD & NYGREN, 1400 Fulton st.

NEW DETACHED HOUSES
LINDEN AV. JUST COMPLETED.
Elegant Homes,
Finest Avenue in Flatbush,
Beautiful surroundings.
Plenty of Large trees.
Inspection invited.

W. A. A. BROWN, BUILDER,
90 LENOX ROAD, BROOKLYN.

Investment Property
Apartment Houses
FOR SALE BY
JOHN PULLMAN R. E. CO.
741 UNION ST., BROOKLYN.

PRICE \$490,000.
Mts. 50 to 75%.

RENT \$53,500.
PRICE \$125,000.
Free and Clear.

RENT \$10,016.

PRICE \$104,000.
Mts. 50 to 75%.

RENT \$11,208.

PRICE \$88,000.
Mts. 50 to 75%.

RENT \$9,444.

PRICE \$60,000.
Mts. 50 to 75%.

RENT \$6,144.

PRICE \$50,000.
Mts. 50 to 75%.

RENT \$5,349.

PRICE \$45,000.
Mts. 50 to 75%.

RENT \$4,860.

PRICE \$43,000.
Mts. 50 to 75%.

RENT \$4,596.

PRICE \$32,000.
Mts. 50 to 75%.

RENT \$3,120.

PRICE \$23,000.
Mts. 50 to 75%.

RENT \$2,436.

IDEAL
Two-family Brick Houses.
Up to date in every particular. Rogers av., near Newkirk. Flatbush. Desirable corner flat with store. Bargains in Bedford section. House 7 rooms and bath, handomely decorated; modern improvements; hot water system; lot 50x100; price \$45,000 and all improvements; lot 28x100; price \$4,000. Also stores and other property of all descriptions.

J. I. R. E. CO.,
1238 Bedford Ave., Brooklyn, N. Y.

BENSONHURST, VAN PELT MANOR, BATH BEACH.
Houses and lots for sale. You do yourself an injustice if you buy before seeing or getting my list of attractive properties. Write or call
J. H. PENNOCK,
66th St. and 22d Ave.,
Tel. 97 Bath Beach, Bensonhurst.

HOUSES FOR SALE
IN ANY PART OF KINGS COUNTY.
FRANK H. TYLER,
1153 FULTON ST.

SPECIAL BARGAIN.
A story brownstone; near Park; bus stop; open plumbing; foyer hall; hardwood trim; \$5,500; terms to suit.

NOONAN, COR. FLATBUSH AV.

Rent \$5,400. Price \$45,000. MoneyMakers
Two small front apartments; built 1902; excellent location; rents can be advanced; never vacant; near all cars and L. road; title Co. \$27,000; don't overlook this if you are an investor. HORTON S. STEWART REALTY CO., 261 Flatbush av.

Opportunity to Purchase an Elegant
Home, 607 Eastern Parkway; 2 story and basement, two family house; rooms; everything modern; handomely decorated; only one left of seven; price less than cost. HORTON S. STEWART REALTY CO., 261 Flatbush av.

BEST BLOCK McDONOUGH ST.
\$700; 2 story and stone, 11 rooms and bath, cabinet kitchen, open plumbing, new and modern, etc.

SUMNER REALTY CO.,
473 SUMNER AV., 117 KINGSTON AV.

FOR LEASE.
Will offer to suit tenants: 4 STORY BUILDING, cor. Fulton st. and Atlantic Place. No. 902 the best available corner in Brooklyn.

JOS. T. McMAHON, 4 and 5 Court St., Brooklyn.

TO LET—HOUSE.
2814 Madison st.; 3 story and basement, b. a. 10 rooms; \$1,000; rent \$1,000; call Jos. T. McMAHON, 4 and 5 Court St., Brooklyn.

TO LET—FLAT.
77 Rodney st.; \$20 per month. Jos. T. McMAHON, 4 and 5 Court St., Brooklyn.

FOR SALE.
No. 150 Rodney st.; 3 sty, 3 1/2 story b. a., 18 rooms; \$10,000; Jos. T. McMAHON, 4 and 5 Court St., Brooklyn.

FOR SALE.
80 2d st.; 3 story brick; \$4,500; a great bargain. Jos. T. McMAHON, 4 and 5 Court St., Brooklyn.

BEDFORD SECTION—2 story basement brick; full bath; price \$5,000; mortgage \$1,000. BOND, GOULD & NYGREN, 1400 Fulton st.

BARGAIN—\$400 lot on subway (Atlantic av. branch). JOHN PERRY CO., 373 Fulton st.

TENEMENT HOUSES FOR SALE BY
JOHN PULLMAN R. E. CO., 741 UNION ST., COR. FIFTH AV.

Price \$5,800
MTG. \$3,500
RENT \$624.

Price \$7,500
MTG. \$4,000
RENT \$708.

Price \$14,000
MTG. \$7,000
RENT \$1,512.

Price \$16,000
MTG. \$10,750
RENT \$1,650.

Price \$17,500
MTG. \$10,500
RENT \$1,912.

Price \$16,500
MTG. \$10,000
RENT \$1,064.

Price \$18,500
MTG. \$10,800
RENT \$1,891.

Price \$26,000
MTG. \$12,000
RENT \$2,724.

Price \$28,000
FREE & CLEAR

FOURTH AV.
Near Ninth st.; 3 sty, single brick flat; 16 x 100; lot contains 4 and 7 rooms and bath.

DEGRAV ST.
Near Fifth av.; 3 sty, single brick flat; 20 x 100; 8 and 7 rooms and bath.

NINTH ST.
Near Fifth av.; 4 sty, double, 2 stories.

SIXTH ST.
Store property; 4 sty, double brick and brown stone; 28x100; 100. Can be sold singly if desired.

SEVENTH AV.
Store property; 4 sty, double brick and brown stone; 5 rms. and bath; first class business location.

SACKETT ST.
Near Fifth av.; three 2 story single brick; 8 and 6 rooms and bath; will be sold singly if desired.

FIFTH AV.
Store property, near Union st.; 1 story; 28x100; 200 sq. ft. lot; 2 stories; 6 families; 6 rooms and bath.

FOURTH AV.
Corner, with large store, rented to 24-room; 4 story brick; adjoining; both double and always rented; must be sold together.

SIXTH AV.
Four 2 story single flats; 100 sq. ft. lot; sold to close an estate; can be overhauled and rent raised 25%. Full information at 741 Union st.

Full information in reference to above can be obtained at this office.

JOHN PULLMAN REAL ESTATE CO.,
741 UNION ST., COR. FIFTH AV.

BENSONHURST, VAN PELT MANOR, BATH BEACH.
Houses and lots for sale. You do yourself an injustice if you buy before seeing or getting my list of attractive properties. Write or call
J. H. PENNOCK,
66th St. and 22d Ave.,
Tel. 97 Bath Beach, Bensonhurst.

TO LET—Fulton st., s. e. cor. Gallatin Place; very desirable store; one door from Abraham & Straus; this is the finest opportunity to secure a desirable store on the south side of Fulton street, and in best location; also basement; desirable for trunk and bag business; also first floor over the store.

D. & M. CHAUNCEY R. E. CO., LTD.,
207 Montague St., Brooklyn.

Bedford St. Mark's Sections.
HOUSES FOR RENT
EVERYTHING IN THE MARKET.
FRANK H. TYLER,
1153 FULTON ST.

THIS IS A SNAP.
Two story and basement brownstone house; fine block; street front; in good condition; will sell for \$3,000 to quick buyer. Also 2 story and cedar porch, Bedford section, 20x100; \$4,000; terms to suit.

Taylor & Stewart, 510 Gates Ave.

\$8,000—Own a Home Flatbush—\$8,000
Cheap; new two family, 2 story frame, attic; 12 rooms, double improvements; ground 40x100; one apartment pays expenses, \$1,000 buys it; balance cash terms; near new school; will increase in value 10 per cent. two years; East Thirtieth seventh and Flatbush av. O. H. STEARNS, Owner, Arbuckle Building, 271 Fulton St., Brooklyn.

Smithtown, Unparalleled Bargain.
500 acres; unimproved; 500 acres; railroad through property. JONES, 190 Montague st., Brooklyn.

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80 Minutes from Park Row via Bath Beach Train.

Don't Fail to Visit Kinsey's
Cement Sidewalks. Grounds Laid Out.

Model Homes
Terms to Suit all Purchasers.

JOHN KINSEY, BUILDER,
73d Street and 14th Avenue.

THEY ARE situated between 13th and 14th avenues and 69th and 75th streets, Brooklyn, and are centrally located between the Bath Beach and Bay Ridge Avenue lines of the Brooklyn Rapid Transit System.

HOW TO GET THERE.
At New York City Hall Station—take Bath Beach Train to 69th or 74th street stations, or any 5th avenue L. train, to 36th street, and change to Bay Ridge Avenue Line.

It will repay you to see the 35 beautiful Queen Anne cottages recently erected on 14th Ave. and 69th Street. Each house is built on plot 40 or 60x100 feet and has from 8 to 16 rooms and bath. There are six different designs to choose from. They are equipped with all modern improvements. Cement sidewalks. Open plumbing.

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no matter where located. Send description, state price and learn how. We have, or can find, the property you want to buy. Tell us your requirements.

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We can positively sell any flat, tenement or vacant property you may have. Send us full particulars. We will show you quick results.

Plots of Lots AND Lots of Plots
Plot 5 Lots, unrestricted, near Nostrand Ave., \$500 each.

Two fine Lots on Brighton Beach Line, near station, \$400 each.

50 elegant Lots, near Ocean Parkway, convenient to the transit lines, \$450 each.

Plot 80x100 on East 35th St.; select neighborhood; sewer in; \$550 each.

Houses—Lots—Acreage
Exceptional facilities for out of town clients—correspondence solicited.

KOCH & WEBER
Operators and Brokers.
838 Flatbush Ave., 21 Park Row, Phone 114 Flatbush. Phone 3008 Court.

A Very Fine Business Property
Best paying in Brooklyn; rented \$2,803.92; price \$28,500; mortgage \$45,000.

HERMAN EHRLER,
271 Washington St., Brooklyn.

ANDREW MACK'S New Detached Houses.
Nine rooms and bath; cabinet trim; hardwood floors, etc.; furnace heat; latest improvements; built on high ground; three lines of cars to New York. FIVE CENT FARE.

Price \$4,000 and \$4,500
Terms to suit.

Apply on Premises, Seventeenth and Sixty-first St., or 406 Ninth St., Brooklyn.

BAY RIDGE
Most beautiful suburb in Greater New York; 30 minutes from Park Row via Fifth Avenue elevated. Bargains in lots on line of proposed

FOURTH AVENUE TUNNEL
Houses for sale and to rent.

Cornelius B. Van Brunt,
3d Av. & 70th St., BROOKLYN, N. Y.

R-U-ON?
2 doubles 4 sty. brick flats on 60th st. Annual rent, \$1,152. Price, \$10,000. 2 doubles 4 sty. brick flats, 60th st. Annual rent, \$1,152. Price, \$11,000. 4 doubles 2 sty. brick flats, 6th av. Annual rent, \$1,128. Price, \$10,250. Want offer. 4 doubles, 5 sty. and stone brick, 5th av. Annual rent, \$6,048. Price, \$55,000. 2 family house, brick, 11 rooms. 2 sets impl. 4th st. Price, \$4,000. terms to suit.

A number of other lots and properties at low prices. Call, write or phone.

BANDHOLTZ BROS., REAL ESTATE AND INSURANCE
Year 6th st. 4720 Third av. Tel. 211 Bay Ridge.

HELP THE OWNER
out on this and you will find afterward that you have been doing yourself the favor; this is actually an easy \$25,000 house for \$17,000; a stone's throw from Prospect Park, reason for selling, owner is breaking up.

HENRY LOCKWOOD, 260 Flatbush av.